



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 10/5/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

### # 1 PELICAN COVE

#### SITE PLAN

Project Classification: SITE PLAN

Address: 35 BROCKMAN DRIVE

Location: JAMES ISLAND

TMS#: 4251100138, 264, 265, 266

Acres: 0.234

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 4

Zoning: SR-1 & DR-1F

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000041

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required:

Owner: 306 WEST INDIAN, LLC

Applicant: NEW LEAF BUILDERS, LLC

Contact: ADAM BASLOW

843-400-0280

info@newleafsc.com

Misc notes: Construction plans for a 4 unit townhouse and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, SDSN Submittal Checklist & DHEC NOI/d-0451, stormwater narrative required.

### # 2 CCSD WEST ASHLEY CAMPUS

#### SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 126.17

# Lots (for subdiv): 3

# Units (multi-fam./Concept Plans):

Zoning: SR-1 & DR-6

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000040

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

Contact: CHRIS COOK

843-566-0161

chrisc@adcengineering.com

Misc notes: Subdivision concept plan to create 3 lots and a new public road.

**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the October PC meeting.

### # 3 577 MEETING STREET

#### SITE PLAN

Project Classification: SITE PLAN

Address: 577 MEETING

Location: PENINSULA

TMS#: 4631604019, 021 & 034

Acres: 1.33

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 119

Zoning: MU-2/WH

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000043

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: WHITE POINT PARTNERS

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

Contact: TREY LITTLE

843-884-1667

lpapajcik@seamonwhiteside.com

Misc notes: Construction plans for a mixed use development and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSN Submittal Checklist & DHEC NOI, stormwater technical report & traffic impact study required.

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#### #4 FARR STREET EXTENSION (ROADS)

##### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 12.66

# Lots (for subdiv): 3

# Units (multi-fam./Concept Plans):

Zoning: DI-R

Misc notes: Road construction plans for a right-of-way extension.

☐ new BP approval tracking

City Project ID #: 170411-FarrSt-2

City Project ID Name: TRC\_RC:FarrStreetExtension[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC

Owner: GREYSTAR GP II, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

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#### #5 OVERTURE DANIEL ISLAND

##### SITE PLAN

Project Classification: SITE PLAN

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 12.7

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 200

Zoning: DI-R

Misc notes: Construction plans for a 200 unit multi-family development and associated improvements.

☐ new BP approval tracking

City Project ID #: 161118-FarrSt-1

City Project ID Name: TRC\_SP:OvertureDaniellIsland

Submittal Review #: 3RD REVIEW

Board Approval Required: BZA-SD

Owner: THE DANIEL ISLAND COMPANY

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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#### #6 JZI OVERLAY FORT TRENHOLM ROAD

##### SITE PLAN

Project Classification: SITE PLAN

Address: FORT TRENHOLM ROAD

Location: JOHNS ISLAND

TMS#: 3190000002 & 019

Acres: 6.56

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: LI

Misc notes: Construction plans to reconstruct Fort Trenholm Road and associated intersections.

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000042

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CHARLESTON COUNTY AVIATION AUTHORITY

Applicant: ADC ENGINEERING, INC. 843-566-0161

Contact: PHILIP STROPE phil@adcengineering.com

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSN Submittal Checklist & DHEC NOI, stormwater technical report required.

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#### #7 WALNUT STREET SELF-STORAGE

##### SITE PLAN

Project Classification: SITE PLAN

Address: WALNUT STREET

Location: PENINSULA

TMS#: 4590501001, 003 & 004

Acres: 0.89

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: LI & GB

Misc notes: Construction plans for a self-storage facility and associated improvements.

☐ new BP approval tracking

City Project ID #: 170117-WalnutSt-1

City Project ID Name: TRC\_SP:WalnutStreetSelfStorage

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: HALLMARK LLC

Applicant: ADC ENGINEERING, INC. 843-566-0161

Contact: JEFF WEBB jeffw@adcengineering.com

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application T2CAA, CSWPPP, stormwater technical report & traffic impact study required.

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Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.